

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		BRATTLE ST, ARLINGTON

## OWNERSHIP

Owner 1:	OKE SMITA R & ROHIT A			
Owner 2:				
Owner 3:				
Street 1:	71 BRATTLE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

## PREVIOUS OWNER

Owner 1:	NGUYEN NGOC CUONG & -		
Owner 2:	PHAM PHING -		
Street 1:	71 BRATTLE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains 7,180 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		7180		Sq. Ft.	Site		0	70.	0.88	11									444,781						444,800		
Total AC/HA:			0.16483	Total SF/SM: 7180		Parcel LUC:		101	One Family		Prime NB Desc:		ARLINGTON						Total:		444,781	Spl Credit				Total:		444,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7180.000	285,500		444,800	730,300		49281
							GIS Ref
							GIS Ref
Total Card	0.165	285,500		444,800	730,300	Entered Lot Size	
Total Parcel	0.165	285,500		444,800	730,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		542.77	/Parcel: 542.7	Land Unit Type:	Insp Date
							11/29/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	285,300	0	7,180.	444,800	730,100	730,100	Year End Roll	12/18/2019	PRINT	
2019	101	FV	237,600	0	7,180.	444,800	682,400	682,400	Year End Roll	1/3/2019		Date
2018	101	FV	237,600	0	7,180.	298,600	536,200	536,200	Year End Roll	12/20/2017	12/10/20	21:14:1
2017	101	FV	237,600	0	7,180.	285,900	523,500	523,500	Year End Roll	1/3/2017	LAST REV	
2016	101	FV	237,600	0	7,180.	260,500	498,100	498,100	Year End	1/4/2016		Date
2015	101	FV	215,400	0	7,180.	209,700	425,100	425,100	Year End Roll	12/11/2014	04/30/19	14:35:4
2014	101	FV	210,300	0	7,180.	187,400	397,700	397,700	Year End Roll	12/16/2013		
2013	101	FV	210,300	0	7,180.	177,900	388,200	388,200		12/13/2012		

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

[illegible]

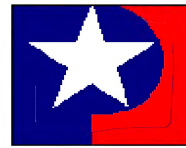
## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2015	Sales Review	PT	Paul T
6/26/2012	Measured	BR	B Rossignol
1/31/2012	MLS	EMK	Ellen K
5/12/2009	Measured	197	PATRIOT
1/12/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	49281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

